028.0	0001	0010.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	946,900	/	946,900
USE VALUE:	946,900	/	946,900
ASSESSED:	946,900	/	946,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCOTT JUNE A
Owner 2:	
Owner 3:	
Street 1:	12 GRAFTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BROOKS RALPH G & JUNE M -
Owner 2:	-
Street 1:	12 GRAFTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Stucco Exterior and 2880 Square Feet, with 2 June Brooks dod 6/16/1985 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4190.000	505,200	5,100	436,600	946,900
Total Card	0.096	505,200	5,100	436,600	946,900
Total Parcel	0.096	505,200	5,100	436,600	946,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.78 /Parcel: 328.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 028.0-0001-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	505,200	5100	4,190.	436,600	946,900		Year end	12/23/2021
2021	104	FV	482,800	5100	4,190.	436,600	924,500		Year End Roll	12/10/2020
2020	104	FV	483,000	5100	4,190.	436,600	924,700	924,700	Year End Roll	12/18/2019
2019	104	FV	371,300	5100	4,190.	463,800	840,200	840,200	Year End Roll	1/3/2019
2018	104	FV	371,300	5100	4,190.	338,300	714,700	714,700	Year End Roll	12/20/2017
2017	104	FV	327,000	5100	4,190.	294,700	626,800	626,800	Year End Roll	1/3/2017
2016	104	FV	327,000	5100	4,190.	251,000	583,100	583,100	Year End	1/4/2016
2015	104	FV	292,400	5100	4,190.	245,600	543,100	543,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROOKS RALPH G	59509-462		7/13/2012	Convenience	1	No	No		
	12582-348		1/23/1974			No	No		Ralph Brooks dod 6/16/1985

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2017	1083	Porch	2,150	C				
10/10/2012	1295	Re-Roof	49,650	C				
5/13/1996	181	Manual	5,000					REPLACE PORCHES
7/21/1995	417	Manual	2,500					REPAIR PORCH-REAR

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	Inspected	PH	Patrick H
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/18/2013	Info Fm Prmt	EMK	Ellen K
4/3/2009	Meas/Inspect	189	PATRIOT
4/20/2000	Inspected	276	PATRIOT
2/16/2000	Measured	264	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4190		Sq. Ft.	Site		0	80.	1.30	1									436,561						436,600	

Patriot Properties Inc.

User Acct

19143

GIS Ref

GIS Ref

Insp Date

08/11/17

!2322!

PRINT

Date	Time
12/29/21	21:20:39

LAST REV

Date	Time
09/20/17	11:34:11

danam

PAT ACCT. 2322

USER DEFINED

Prior Id # 1:	19143
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.09619	Total SF/SM:	4190	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	436,561	Spl Credit		Total:	436,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	4 - Vinyl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	30.08	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.01458335
Const Adj.:	0.97709113
Adj $ / SQ:	178.441
Other Features:	136500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	722541
Depreciation:	217340
Depreciated Total:	505201

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 3 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
1	5	1	
Totals			
2	12	3	

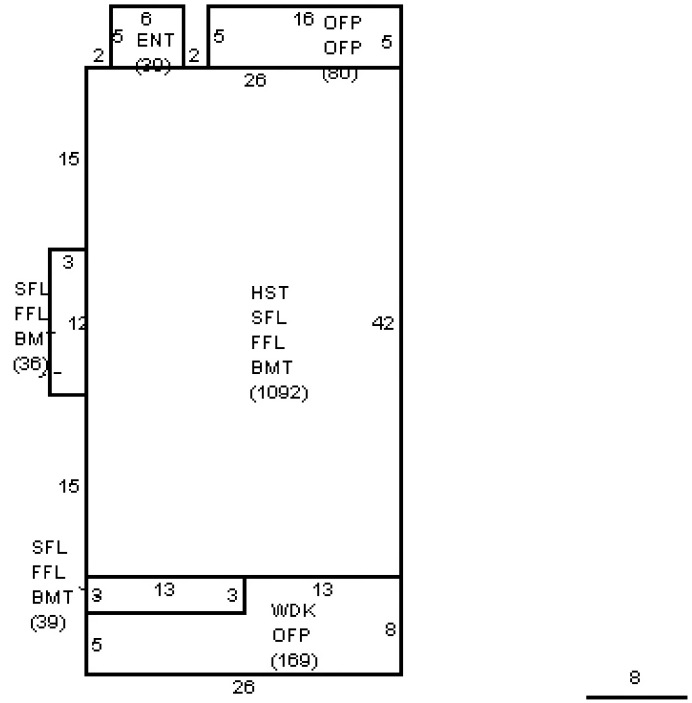
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	178.44
Special Features:	0	Val/Su Net:	110.43
Final Total:	505200	Val/Su SzAd	175.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,167	53.530	62,472
FFL	First Floor	1,167	178.440	208,241
SFL	Second Floor	1,167	178.440	208,241
HST	Half Story	546	178.440	97,429
OFP	Open Porch	329	21.020	6,916
WDK	Deck	169	11.640	1,968
ENT	ENTRY	30	25.800	774
	Net Sketched Area:	4,575	Total:	586,041
Size Ad	2880	Gross Area	5121	FinArea 2880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100

PARCEL ID

028.0-0001-0010.A

IMAGE

AssessPro Patriot Properties, Inc